



The Salisbury Planning Board held its regular meeting Tuesday, September 9, 2008, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Dr. Mark Beymer, Maggie Blackwell, Robert Cockerl, Jeff Smith, Valerie Stewart, Bill Wagoner, and Diane Young.

ABSENT: Tommy Hairston, Richard Huffman, Craig Neuhardt, and Albert Stout

STAFF: Dan Mikkelson, Preston Mitchell, Diana Moghrabi, and David Phillips

This meeting was digitally recorded for Access 16 television by Jason Parks. Mark Wineka with the *Salisbury Post* was in attendance.

Dr. Mark Beymer, Chair, called the meeting to order and offered an invocation. The minutes of the August 26, 2008, meeting were approved as submitted. The Planning Board adopted the agenda, deferring LDOZ 4-4-08, Alfred and Debra Carter, to the September 23, 2008, Planning Board meeting at the request of the petitioner. Bill Wagoner was sworn in as a member of the Salisbury Planning Board.

NEW BUSINESS

District Map Amendments

- Explanation of procedure
- Staff Presentation
- Courtesy Hearing
- Board discussion
- Statement of Consistency
- Recommendation

CD-5-06-2008 Pat and Kevin Davidson
775 Airport Road (Oak Haven Mobile Home Park)
Tax Map & Parcel 471-00301

This request is for an amendment to the Land Development District Map by rezoning approximately 18.5 acres (one parcel) from URBAN RESIDENTIAL (UR12) to MANUFACTURED HOME DISTRICT (MHD) and establishes a Conditional District (CD) Overlay to permit the expansion of Oak Haven Mobile Home Park.

Preston Mitchell made a staff presentation. Staff recommends approval.

The owner/operator of the mobile home park proposes to expand the existing park by adding 20 new units to the existing 62, bringing the total number of homes to 82.

Water and sewer lines are located within the Airport Road right-of-way and this petitioner is already in the process of fully connecting all units – existing and proposed – to the water and sewer utility system. Darrell Wagoner anticipates the completion in about two months. They will eventually abandon the well.

Those speaking in opposition: none

Those speaking in favor:

Pat Davidson, PO Box 4344, Mooresville, NC, 28117, has been an owner of Oak Haven for almost seven years. They run a mobile home park for families. Criminal background checks are run and no one with a felony on their record is allowed. The current 62 lots are full with owner-occupied homes. This housing is a stepping-stone in home ownership. The lots are leased on a monthly basis.

Tim Smith, #4 Beauregard Drive, Spencer, owns Matika Villa Mobile Home Park. His father started the park in 1963. He approves of this request. The Davidsons have done an excellent job running Oak Haven Mobile Home Park. He has 110 mobile home lots and an additional 20 acres of undeveloped land. Mr. Smith plans to expand his mobile home park. He emphasized that mobile homes are affordable housing.

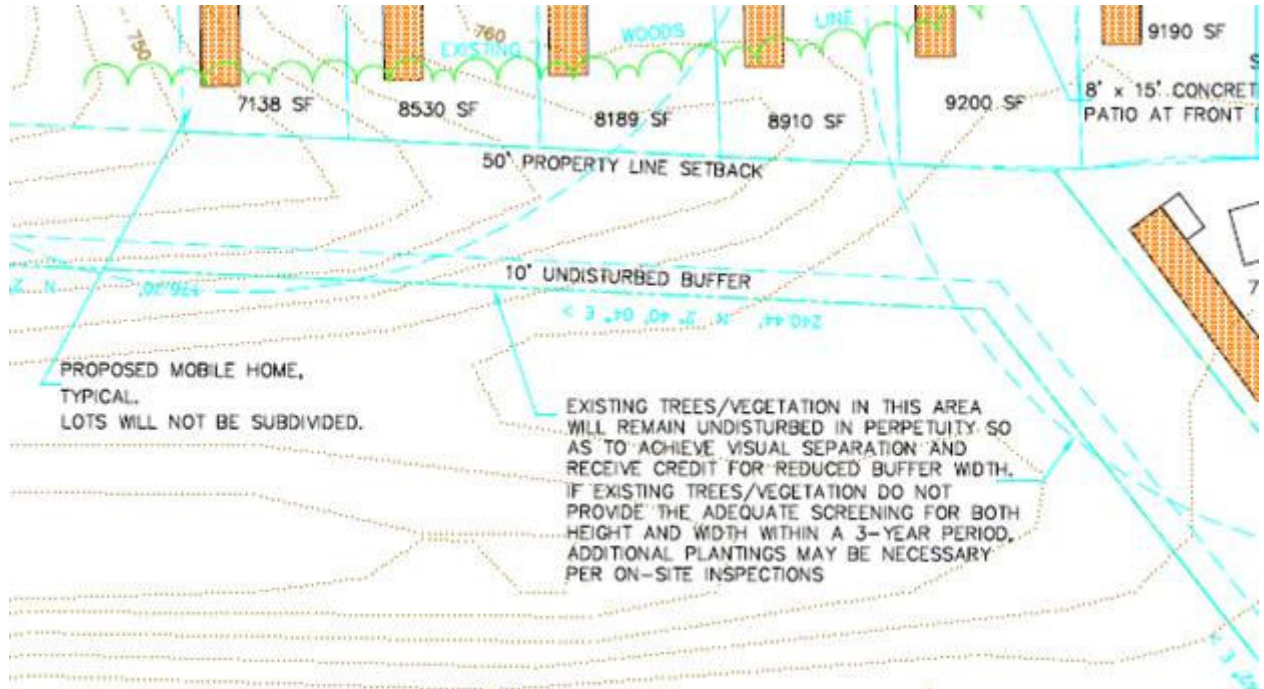
Matika Villa Mobile Home Park was zoned as a county mobile home park when Matika Villa was annexed into Salisbury. He asked staff to explain why his zoning was R6A to UR12 when he was rezoned for city zoning. (This area was converted from the old ordinance to the new land development ordinance this year with the understanding that there may be a need for corrective rezoning.) Staff will continue the conversation with Mr. Smith after the meeting. He is legal non-conforming; nothing will prevent him from operating his mobile home park.

Board Discussion

Individual lots are not separately platted lots for MHD (a); in a manufactured home neighborhood lots are separately platted lots. (b)

Planning Board goal today–

1. Change the base district zoning from UR12 to MHD
2. Establish a conditional district overlay (It has to go through the CD process for plans to be reviewed.)
3. Plan meets mobile home standards (The plan met the technical part of the code.)



Valarie Stewart made the following MOTION that was seconded by Jeff Smith. “The Planning Board finds and determines that Conditional District petition CD-5-6-08 and its associated documents, which include the Oak Haven Mobile Home Park Site Plan, last dated September 4, 2008, is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan, and hereby recommends Approval. Diane Young made an amendment to the motion to include the revised plan with addition of two notes mentioned in today’s presentation. All members VOTED AYE. (8-0)

This case will proceed to the October 7, 2008, City Council meeting.

CD-4-07-2008 Rowan-Cabarrus Community College
1333 Jake Alexander Boulevard
Tax Map & Parcels 060-0720000001, 063-010, 063-013, 063-064

Jeff Smith led the meeting for this case. Dr. Mark Beymer recused himself due to a conflict of interest and took a seat in the audience. Preston Mitchell made a staff presentation.

Request to amend the Land Development District Map by rezoning approximately 100 acres (four parcels) in order to establish a Conditional District (CD) Overlay with no change to the underlying zoning for Rowan-Cabarrus Community College to allow for the construction of a new classroom building—a 39,000-square-foot two-story classroom building with alternative building materials. The petition does not propose to change the existing IC or GR3 base districts associated with the campus; only to add the Conditional District Overlay.

The building types permitted in GR3 would be a house, townhouse, institutional, or public landmarks.

This plan proposes alternative building materials and proposes the following list of materials for the new classroom building and all future buildings on the RCCC campus:

Primary Materials

Clapboard

Stone

Stucco

Cementitious Fiber Board

Brick

Marble

Secondary Materials

Prefinished Ribbed Metal Paneling

Decorative Concrete Masonry Units (CMU)

Glass

The primary materials remain unchanged; the secondary materials add prefinished ribbed metal paneling and glass. It strikes vinyl siding as a secondary material and also removes Exterior Insulation and Finish Systems (EIFS).

No one spoke in opposition.

Those speaking in favor:

D. Michael Chreitzberg, AIA of Yates Chreitzberg, Hughes Architects, 145 Union Street South, Concord, North Carolina, 28025, is one the architects for the building proposed. There are basically two types of metal panels proposed—a smooth face and a striated panel. They want to use decorative metal panels as decorative materials.

They are taking this opportunity to create a different architectural style of buildings for the campus. This portion of the campus is separated from the older portion (about 30 years old). This could establish a new precedent for the area. They feel this would upgrade the architectural image for this piece of land. They are trying to express LEED (green/reusable) materials. They want to delete a couple of materials which they feel are inconsistent with how they want the community college to development in the future.

Staff believes that this building design and the materials proposed are acceptable. The board asked to add “smooth metal panels.” Staff would like to avoid corrugated metal siding. A discussion about ribbed paneling followed. Any material must be used in an appropriate manner.

Jeff Smith had concerns about the GR3 and whether or not he wanted to put an overlay over those two parcels since it has a neighborhood feel. Mark Beymer came to the table to say that the college has no intention of developing those two lots at this time. Beside the road, there are large berms to keep headlights from striking on the neighboring properties. Jeff added that he does not want to set a precedent for building materials in GR3.

Diane Young made the following MOTION. “The Planning Board finds and determines that Conditional District petition CD-4-07-2008 and its associated documents with the inclusion of smooth metal panels under secondary materials are consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan, as it relates to the parcel currently zoned IC (not the parcels currently zoned GR3) and hereby recommends Approval of the Conditional District Overlay for the

parcel currently zoned IC.” Karen Alexander seconded the motion with all members voting AYE. (7-0)

A motion was made and seconded to bring Dr. Beymer back to the dais as chairman. This case will proceed to City Council October 7, 2008.

WESTERN GATEWAY AREA PLAN UPDATE

There was a visioning session August 28, 2008, at the Salisbury Mall in a vacant store area. It was not well attended by the public in spite of the various notifications. According to census data, almost 62 percent of the residents are renters. The median population by age is 35. Staff will change the manner of notifications to target these residents.

The boundaries have been enlarged to include Jake Alexander Boulevard, Woodleaf Road all the way out to our ETJ and wrapping back around crossing through Statesville Boulevard down to the railroad tracks, following the railroad tracks back down to Jake Alexander Boulevard.

The committee will schedule another visioning session.

OTHER BOARD BUSINESS

- The Faith Road “Triangle Plan” committee met once. Staff has not had the opportunity to work on this due to other commitments. The 85/29 Corridor Plan has been put on hold due to the Town Creek Interceptor project being put on hold.
- Committees were set and a list distributed.
- Planning Board training is tentatively set for October 8, 2008.
- The next Planning Board meeting will be September 23, 2008.

There being no further business to come before the Planning Board, the meeting was adjourned.

Dr. Mark Beymer, Chair

Jeff Smith, Vice Chair

Secretary, Diana Moghrabi